

**A SUBSTITUTE RESOLUTION
BY FINANCE EXECUTIVE COMMITTEE**

05-R-0674

A RESOLUTION AUTHORIZING THE MAYOR OR HER DESIGNEE TO EXECUTE LEASE AGREEMENTS WITH RUSSELL C. MCCALL (LANDLORD) AND ATLANTA LOFT COMPANY LLC (AGENT) FOR THE LEASE OF OFFICE SPACE AT 236 FORSYTH STREET, S.W. FOR THE DEPARTMENT OF WATERSHED MANAGEMENT; PROVIDING THE TERMS OF SUCH LEASE AGREEMENTS; DIRECTING THE CITY ATTORNEY TO PREPARE AND APPROVE AS TO FORM ALL NECESSARY DOCUMENTS; AND TO BE CHARGED AND PAID FROM FUND, ACCOUNT AND CENTER NUMBER 2J01 525001 Q11101 (OFFICE OF THE COMMISSIONER), AND FOR OTHER PURPOSES.

WHEREAS, the Department of Watershed Management currently has outgrown their space at 55 Trinity Avenue, S.W. and 650 Ponce de Leon Avenue, N.E.; and

WHEREAS, space is required for additional personnel and equipments; and

WHEREAS, Russell C. McCall (Landlord) and Atlanta Loft Company LLC (Agent) have suitable space to lease that is satisfactory for use by the Department of Watershed Management;

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES that the Mayor or her designee be and is hereby authorized to enter into various agreements with Russell C. McCall and Atlanta Loft Company LLC for lease up to 35,097 square feet of office space on the second (2nd), third (3rd), fourth (4th), and fifth (5th) floors in the Garnett Station office building located at 236 Forsyth Street, S.W., for use as offices for the Department of Watershed Management.

BE IT FURTHER RESOLVED that the term of said lease agreements shall be for three (3) years with the City's option of renewing the leases for two (2) additional terms of one (1) year from the commencement date.

BE IT FURTHER RESOLVED that the rental rate for the terms shall be \$14.50 per square foot per year, in an amount not to exceed \$508,555.44 (\$42,379.62 per month), with the provision that rent shall increase zero percent (0%) over the previous year's Base Rent, said payment to be charged to and paid from Fund, Account and Center Number 2J01 (Water and Wastewater Revenue Fund) 525001(Rental/Leases-Non Capital) Q11101 (Office of the Commissioner).

BE IT FURTHER RESOLVED that the City Attorney be and is hereby directed to prepare an appropriate agreement for execution by the Mayor or her designee, to be approved as to form by the City Attorney.